



— REID & ROBERTS —

Cilgwyn Stryt pentre

Llwynmawr, Llangollen, LL20 7BG

Offers In The Region Of £425,000



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Entrance Porch

The front elevation features a double-glazed composite door, complemented by decorative tiled flooring. An arched window is positioned at the front, alongside a side window and panel radiator. Access is provided through to the entrance hall via a hardwood door.

Kitchen/Breakfast Room

17'5" x 9'8" (5.33 x 2.97m)

Modern 'Wren' fitted with slow closing base, drawer and wall units with luxury laminate worktops, one and a half bowl ceramic sink unit with mixer tap over. There are integrated appliances to include 'Belling' 5 ring induction hob with internal extractor fan above, Fridge/Freezer, washing machine and Dishwasher, space for range cooker. Breakfast bar with slow closing cutlery and pan drawer, decorative part tiled walls to work surface height, tiled flooring, shelving to alcoves, panel radiator, ample power points and USB ports, under stairs pantry with ample storage, and Oak cottage style door leading into the Sun room/Dining Room.

Lounge

17'10" x 14'7" (5.45m x 4.45m)

Featuring double-glazed windows on both the front and rear, this property is enhanced by oak sills that frame picturesque views of the countryside. The living space showcases a feature fire surround with a Oak beamed mantle, which houses a multi fuel log-burning stove set on a slate hearth, accompanied by two panel radiators and carpeted flooring. BT socket, Tv aerial and telephone point,

Hallway

Upvc double glazed window to the front elevation with solid oak sill, stairs to the first floor accommodation, opening into the kitchen, panel radiator and oak door through to the lounge.

Sun Room/Dining Room

9'10" x 9'2" (3.00m x 2.79m)

This Sunroom/dining room, built from timber, boasts a UPVC double-glazed window on the side and doors that open to the rear gardens. It is equipped with a panel radiator, laminate flooring, and several power outlets.

Landing Area

This landing area offers a bright and spacious feel, with two double glazed windows with deep oak sills to the front elevation that frame lovely views of the surrounding countryside. It is equipped with a built-in airing cupboard that has ample shelving and loft access, a panel radiator, and doors leading to the bedrooms and bathroom.

Bedroom One

15'1" x 10'9" (4.60m x 3.30m)

Featuring integrated skirting board heating and thermostats, this area includes carpeted flooring and plenty of power outlets. The UPVC double-glazed windows, fitted with attractive oak sills, provide magnificent views of the Ceiriog Valley from both the front and rear.

Bedroom Two

8'10" x 9'2" (2.70m x 2.80m)

Upvc Double glazed windows to the rear with oak window sill provide magnificent views of the Ceiriog Valley. carpeted flooring and panel radiator.

Bedroom Three

11'6" x 6'0" (3.53m x 1.83m)

The rear of the property boasts a UPVC double-glazed window with an oak sill that captures stunning views, along with carpeted flooring and a panel radiator.

Bathroom

8'7" x 7'7" (2.63m x 2.33m)

This modern bathroom is designed with a stylish three-piece suite, which consists of a panelled bath with a mixer tap and shower attachment, accompanied by a shower screen. Additional amenities include a wash hand basin with a mixer tap, an illuminated touch wall mirror, vinyl flooring, and porcelain part-tiled walls. The room is further enhanced by a frosted UPVC double-glazed window at the rear, an extractor fan, a vertical designer radiator, and a wall-mounted vanity/storage unit.

Garage And Carport

On the side of the cottage, you will find a large garage featuring an up-and-over door, and door leading to the rear gardens, along with power and lighting facilities. It is fitted with an oil combination boiler, a sink unit with work surfaces, and plumbing for a washing machine. In addition, a carport is available, complete with power and lighting, which provides excellent storage solutions and door leading to the rear.

To The Front

This property boasts a gated driveway that accommodates multiple vehicles, providing direct access to both the garage and carport. The garden is meticulously maintained, featuring well-manicured lawns adorned with a diverse array of flowers, plants, and shrubs, along with a gated side entry that leads to the rear gardens, there is also a further gated access which is approached via the road. Oil Tank is located to the front of the property.

Tel: 01978 353000

To The Rear

The Attractive rear gardens showcase meticulously kept lawns complemented by low-maintenance sections that present a diverse array of flowers, plants, trees, and shrubs. This area also includes a garden storage facility, a stone firepit, and a dining space that boasts breathtaking views of the Ceiriog Valley. Surrounded by fencing, this garden serves as a perfect venue for entertaining friends and family.

Directions

Upon entering Chirk turn immediately left onto the B4500 Ceiriog Valley road for approx 5 miles then after proceeding over the bridge take the first left signposted The Mulberry and Llwynmawr. Proceed to the Mulberry inn and turn right. Proceed up the lane and take the first turning on the right. Follow the lane down where the property be observed on the right hand side.

Additional Notes

Boiler was installed in 2018. The Kitchen was fitted in 2021,

Services

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

EPC Rating.

EPC RATING F

Council Tax Band.

Council Tax Band F



Road Map



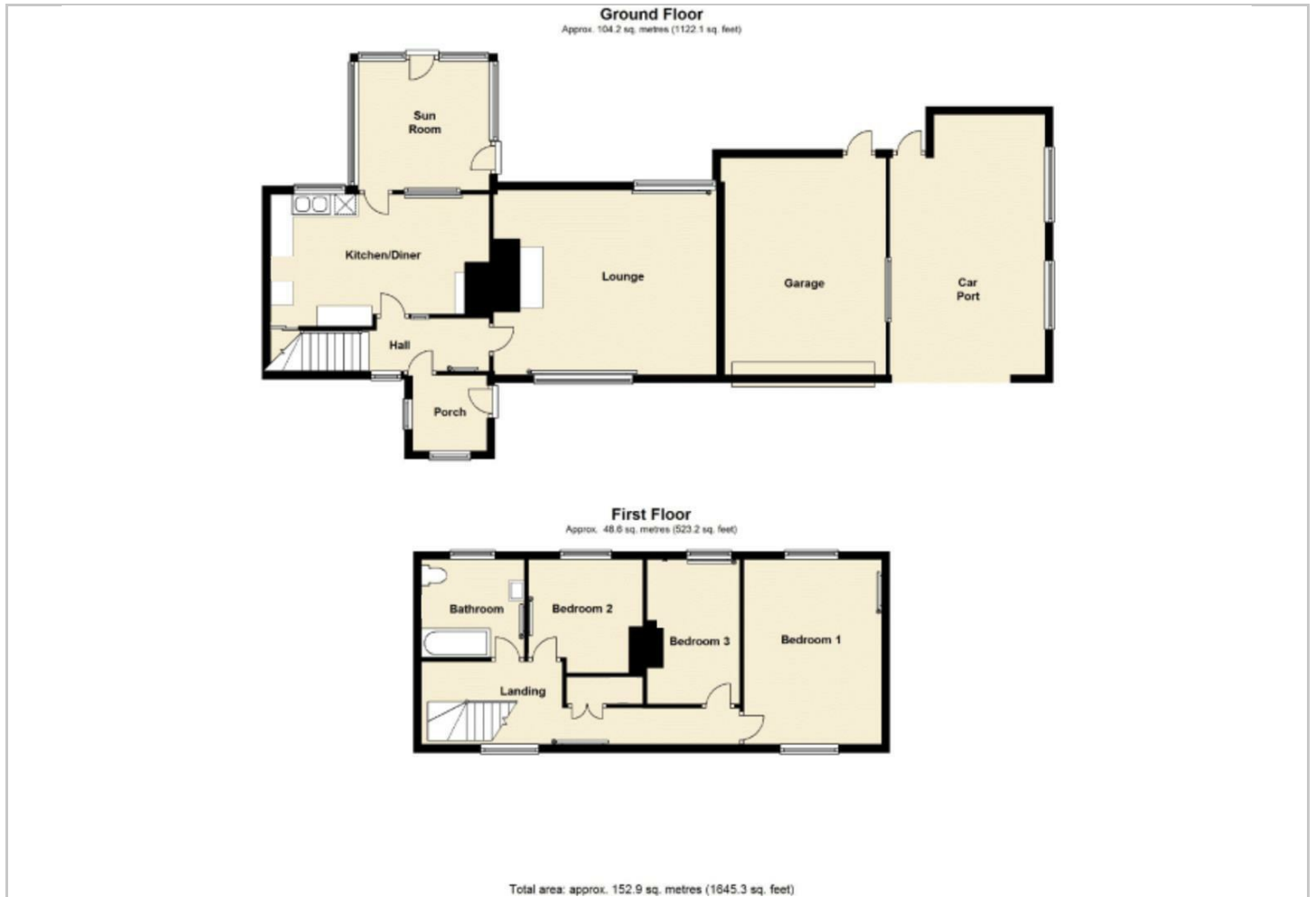
Hybrid Map



Terrain Map



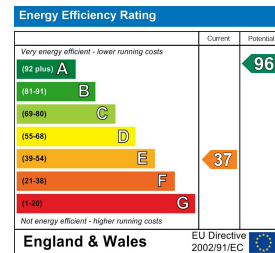
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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